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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MILITARY / DEFENCE USE ZONE TO RESIDENTIAL USE ZONE IN ANNARAM (V), GUMMADIDALA (M), SANGAREDDY DISTRICT.

*[Memo No.17/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)),
8th March, 2021.]*

The following draft variation to the land use envisaged in the notified Master Plan MDP -2031 issued vide G.O.Ms.No.33 MA & UD Dept dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.Nos. 179, 180, 182 & 184 of Annaram (V), Gummadidala (M), Sangareddy District to an extent of 30,655 Sq.mts or Ac.7-23 Gts., which is presently shown as Military / Defence land use zone in the notified Master Plan MDP - 2031 vide G.O.Ms.No.33, MA&UD Department, dt:24.01.2013 is now proposed to be designated as Residential use zone since site under reference is not part of Defence land and also subject to following conditions:

[1]

- a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- c) If the Development charges are not paid within 30 days, the orders of change of land use will be withdrawn without any further notice.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- e) The owners applicants shall handover the areas affected under the notified roads to the local body at free of cost.
- f) The owner / applicant shall develop the roads at free of cost as may be required by the local authority.
- g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission and it must be ensured that the best financial interests of the Government are preserved.
- h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act. 1976.
- i) After demolition of the existing building, if any clearances required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for obtaining permission.
- j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P Agriculture Ceiling Act.
- k) The owner / applicant is solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by anyone on account of land use proposed.
- l) The change of land use shall not be used as the proof of any title of the land.
- m) The change of land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- n) The owner/ applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- o) The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	: Vacant Land
SOUTH	: Existing Industry
EAST	: Vacant Lands
WEST	: Existing 30 mts wide road and proposed 60 mts wide road as per MDP-2031.

DRAFT VARIATION TO THE HMDA FOR CLU FROM PERI-URBAN USE ZONE TO RESIDENTIAL USE ZONE IN DUNDIGAL (V), GANDIMAISAMMA (M), MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No.12515/Plg/I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 8th March, 2021.]

The following draft variation to the land use envisaged in the notified Master Plan MDP -2031 issued vide G.O.Ms.No.33 MA & UD Dept dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in in Sy.Nos.808, 809, 811, 812, 813, 814, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 837, 838 of Dundigal (V), Dundigal / Gandimaisamma (M), Medchal-Malkajgiri District to an extent of Ac. 66-27 Gts, which is presently earmarked for Peri-urban use zone in the notified Master Plan MDP - 2031 vide G.O.Ms.No.33, MA&UD Department, dt:24.01.2013 is now proposed to be designated as Residential use zone subject to compliance of G.O.Ms.No.106, MA & UD (Plg.III) Dept., dt: 6.7.2020 and also subject to following conditions:

- a) The applicant shall pay the Development / conversion charges to HMDA as per rules in force, before issue of final orders
- b) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- c) The applicant shall comply with the conditions laid down in the G.O. Ms.No. 168, dt: 7.4.2012.
- d) The applicant shall handover the area affected under 45.0 Mts wide road as per MDP-2031 Dundigal (V) to the local body through registered gift deed at free of cost.
- e) The applicant shall maintain the area affected under buffer zone at the time development as per Pedda Cheruv vide Lake No. 2875 final notification dt: 25.9.2020.
- f) The applicant shall obtain prior permission from competent before undertaking any development on the site under reference
- g) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the CLU orders will be withdrawn without any notice.
- h) The CLU orders shall not be used as proof of the title of the land.
- i) The applicant has to fulfill any other conditions as may be imposed by the competent authority
- j) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- k) The applicant shall comply with G.O. Ms. No. 106 at the time of layout / development permission.

- l) If there is any court case is pending in court of law the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- m) The Government reserves the right to cancel the CLU orders. if it is found that the permission is obtained by fraud misrepresentation or by mistake of facts

SCHEDULE OF BOUNDARIES

NORTH : Existing Dundigal Air Force Academy boundary
 SOUTH : Vacant land & 45 Mts wide Master Plan Road as per MDP 2031
 EAST : Open Land
 WEST : Existing 40 feet road & Vacant land

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION ZONE TO RESIDENTIAL USE ZONE IN GUNDLAPOCHAMPALLY (V), MEDCHAL MANDAL, R.R. DISTRICT.

*[Memo No.14964/Plg.I(1)/2016, Municipal Administration & Urban Development (Plg.I(1)),
 8th March, 2021.]*

The following draft variation to the land use envisaged in the notified Master Plan for Yamzal segment vide G.O.Ms.No:288 MA dt: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.Nos.674, 675 (P), 676, 677, 678, 679 & 680 of Gundlapochampally (V), Medchal Mandal, R. R. District to an extent of Ac. 65-05 Gts., (i.e., Net area excluding the FTL / Buffer zone area out of total extent of Ac.67-20 Gts) which is presently earmarked as Conservation Zone as per the notified Master Plan for Yamzal segment vide G.O.Ms.No:288 MA dt: 03.04.2008, is now proposed to be designated as Residential use zone, subject to the following conditions.

- a) The applicant shall pay the balance processing charges, conversion charges and publication charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.363, MA, dt.21.08.2010 & G.O.Ms.No.168, dt:07.04.2012.
- c) The applicant shall obtain prior permission from competent authority before undertaking any development on the site under reference.
- d) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

- e) The natural flow in catchment area falling in the Buffer Zone of Gundlapochampally Village of Medchal Mandal, Ranga Reddy District should not be obstructed or deviated or utilized for any other purpose.
- f) Sufficient opening should be provided in the compound wall, if constructed, for free catchment flow through the petitioner's land into the tank.
- g) Dumping/ throwing of any type of effluents/ wastes etc., and allowing sewerage water into the tanks/surplus course is strictly not allowed as it damages the quality of water.
- h) The applicant has to leave a defined boundary of 9 meters/30 feet in above mentioned survey numbers for Buffer Zone/Green Belt while taking up any construction activities and no construction has to be taken-up in Buffer Zone.
- i) The officials of the department /Government representatives will have the right to inspect the free natural flow through the applicant's land bearing said survey numbers and there should not be any restrictions for their entry for inspection.
- j) Any objection by the higher authorities of any other departments/ Government for conversion of land to commercial use zone is liable for cancellation of permission without any prior notice and no compensation or reimbursement of cost and maintenance due to permission will be paid by the Government Department for any reasons whatsoever.
- k) Any construction in the above said survey numbers should be subject to terms and conditions laid down under G.O.Ms.No.168, dated 07.04.2012 of MA & UD Department and the said G.O. should be followed scrupulously.
- l) The violation of any condition laid above will be instantly tendered for cancellation of above permission without any prior intimation or notice.
- m) There should not be any kind of dumping / throwing of garbage or any kind of material into the NALA.
- n) The applicant shall comply with G.O.Ms.No.106 MA&UD Dept., dt:06.07.2020.

SCHEDULE OF BOUNDARIES

- North : Vacant land of Gowdevally Village Boundary.
- South : Partly Vacant land, South-East Nala and Narlegoni Kunta in Sy.No.672, 673 of Gundlapochampally Village.
- East : Partly vacant land and South-East Flipkart Godown shed of Sy.No.681, 696, 697 of Gundlapochampally Village.
- West : Vacant land of Sy.No.670, 671 & 672 of Gundlapochampally Village.

EXEMPTION OF WIDENING OF 80 FEET WIDE ROAD TO 100 FT ROAD FROM JUBLEE KAMAN TO GEETHA BHAVAN MAIN ROAD OF KARIMNAGAR MUNICIPAL CORPORATION.

[Memo No.3427/Plg.I(2)/2021, Municipal Administration & Urban Development (Plg.I(1)), 10th March, 2021.]

FORM-A

(See Section 10A and Rule 4)

In accordance with the provisions contained in Sec 10(A) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in its application to the State of Telangana, the Government have decided and accordingly hereby, in the public interest, exempt for development of Road and Acquisition of land widening of 80 feet road to 100 ft road from Jublee Kaman chowrasta to Geetha Bhavan main road from the application of provisions of the Chapter -II and Chapter -III of the RFCTLARR Act. It is also certified that the all efforts have been made in finalizing the minimum extent of land required for the said project.

[This has got the approval of Principal Secretary, MA & UD Department]

Sd/-

for Principal Secretary to Government.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION ZONE USE TO RESIDENTIAL USE IN MEERPET (V), BALAPUR (M), RANGA REDDY DISTRICT.

[Memo No.3088/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)), 12th March, 2021.]

The following draft variation to the land use envisaged in the Notified Master Plan-2020 vide G.O.Ms.No.288, MA&UD Department, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site to an extent of Ac.1-00 in Sy.No.132 of Meerpet (V), Balapur (M) Ranga Reddy District, which is presently earmarked for Conservation use zone in the notified Master Plan - 2020 vide G.O.Ms.No.288, MA&UD Department, dt:03.04.2008 is now proposed to be designated as Residential use zone, **subject to following conditions:**

1. The applicant shall pay the Development / Conversion charges to HMDA as per rules in force, before issue of final orders.
2. The applicant shall comply the conditions laid down in the G.O.Ms.No. 168, dt:07.04.2012.
3. The applicant shall obtain prior from Competent Authority before undertaking any development on the site under reference
4. If any dispute occurs regarding ownership, the applicant will be whole responsible.
5. The applicant is the whole responsible, if any discrepancy occurs in the ownership aspects, ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
6. CLU shall not be used as proof any title of the land.
7. The applicant has to fulfill any other conditions as may imposed by the Competent Authority.
8. The Change of Land Use does not any bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per Law.
9. The conversion charges are not paid within the thirty (30) days, the orders of CLU will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

NORTH : Existing Commercial Buildings
SOUTH : Existing Commercial Buildings
EAST : Weaker section colony
WEST : Existing 100 feet wide road

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE PUBLIC & SEMI-PUBLIC USE TO RESIDENTIAL USE IN BHONGIR (V&M), YADADRI DISTRICT.

*[Memo No.1453/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)),
15th March, 2021.]*

The following draft variation to the land use envisaged in the notified Master Plan MDP -2031 issued vide G.O.Ms.No.33 MA & UD Dept dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.81/2, 82/2,89/2,89/3 & 90/2 of Bhongir (V&M), Yadadri district to an net extent of Ac.11.28 Gts, which is presently earmarked for Open Space and Public & Semi-Public Use in the notified Master Plan MDP - 2031 vide G.O.Ms.No.33, MA&UD Department, dt:24.01.2013 is now proposed to be designated as Residential use zone subject to compliance of G.O.Ms.No.106, MA & UD (Plg.III) Dept., dt: 6.7.2020 and also subject to following conditions:

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA dt:07.04.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The Change of land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
8. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
9. The applicant shall hand over the area affected under proposed 45 mtrs wide Master Plan road to HMDA at free of cost through registered gift deed before undertaking any development in the site under reference.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
11. The applicant shall not disturb the Natural position of the Nala / Channel if any passing through the site.
12. The applicant shall follow the conditions mentioned in Irrigation NOC at the time of development.
13. If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
14. To demolish any existing old building if any, before undertaking any development on the site under reference.
15. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.82/1 of Bhongir (V).
 SOUTH : Sy.No.89/1 & 90/1 of Bhongir (V).
 EAST : Sy.No.81/1, 91/1 of Bhongir (V)
 WEST : Sy.No.88/1, 88 83, 88 of Bhongir (V) & proposed 100 feet (30 mtrs) wide Master Plan road is passing through Sy.No.89 of applicant land.

ARVIND KUMAR,
Principal Secretary to Government.